

Development Permit Area Guidelines

General Authority for Development Permit Areas

Under section 488 of the *Local Government Act*, an Official Community Plan (OCP) may designate development permits areas for one or more of the following purposes:

- protection of the natural environment, its ecosystems and biological diversity;
- protection of development from hazardous conditions;
- protection of farming;
- revitalization of an area in which a commercial use is permitted;
- establishment of objectives for the form and character of intensive residential development;
- establishment of objectives for the form and character of commercial, industrial or multi-residential development;
- in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- establishment of objectives to promote energy conservation;
- establishment of objectives to promote water conservation;
- establishment of objectives to promote the reduction of greenhouse gas emissions; and
- mitigation of the effects of displacement on tenants who will be or have been displaced from their rental units in relation to a redevelopment or proposed redevelopment, as those terms are defined under section 63.1 of the *Community Charter* [definitions in relation to tenant protection].

Designations and Locations

The following areas of the City are hereby designated as development permit areas:

1. as identified on the attached Map 12 (p. 179):
 - **Development Permit Area 1:** Neighbourhood Residential (DPA 1);
 - **Development Permit Area 2:** Moody Centre (DPA 2);
 - **Development Permit Area 3:** Inlet Centre (DPA 3);
2. as identified on the attached Map 13 (p. 180):
 - **Development Permit Area 4:** Environmentally Sensitive Areas (DPA4);
3. as identified on the attached Map 14 (p. 181) and Map 16 (p. 183):
 - **Development Permit Area 5:** Hazardous Lands and Steep Slopes (DPA 5);
4. as identified on the attached Map 15 (p. 182):
 - **Development Permit Area 6:** Small-Scale, Multi-Unit Housing (DPA 6)

This Chapter describes the special conditions or objectives that justify the development permit area designations. The guidelines set out in Appendix 2 of this Official Community Plan specify the manner by which the special conditions or objectives will be addressed.

► Policy

1. The City shall review its Development Permit Area designations, objectives and guidelines, as appropriate, in order to ensure their compatibility with community objectives.

Development Permit Area 1: Neighbourhood Residential

Purpose of Designation Category: Pursuant to the *Local Government Act*, the purpose of this designation is to establish objectives for the form and character of intensive residential development [subsection 488(1)(e)], industrial development [subsection 488(1)(f)] and commercial development in areas undergoing revitalization [subsection 488(1)(d)].

Justification: Much of the developable land in the City is devoted to residential neighbourhoods comprised of a range of single and multi-residential housing, as well as, small-scale commercial uses, and community facilities such as schools, places of worship, and public recreation facilities. Although these neighbourhoods differ in age, character, and rate of development, there are a number of common objectives for all neighbourhoods:

- to ensure that intensive residential and commercial developments in areas undergoing revitalization are compatible in scale, form and character with existing development, or with the desired future development plans for the particular neighbourhood
- to encourage developments to preserve and enhance the special natural, historical or aesthetic features which help define the identity of the area
- to provide ease of access for all Port Moody residents, regardless of physical capabilities
- to ensure that, where necessary, the design of intensive residential and commercial development creates a suitable transition between adjacent differing land uses or residential densities
- to ensure that multi-residential development is designed so as to provide the features suitable for the needs of residents expected to reside in these developments.

These objectives provide the basis for a set of design guidelines to be applied to forms of intensive residential, commercial, and community/public uses within DPA 1. Intensive residential development forms include:

- multi-residential forms (townhouse, low-rise apartment);
- two-unit dwellings (duplex); and,
- intensive residential development on small lots zoned RS1-S (principal dwelling and additional secondary dwelling unit).

As shown in Map 12, DPA 1 includes all the existing and planned residential neighbourhoods in the City, except for several residential areas within Moody Centre (which fall within DPA 2), Inlet Centre (DPA 3) and those areas under the jurisdiction of the North Shore Development Authorization (NSDA). It is intended that the areas lying within DPA 1 remain or are developed predominantly for residential use. In addition to residential development, complementary land uses traditionally found in local residential neighbourhoods will appear in these areas.

Development Permit Area 2: Moody Centre

Purpose of Designation Category: Pursuant to the *Local Government Act*, the purpose of this designation is to establish objectives for the form and character of intensive residential development [subsection 488(1)(e)], industrial development [subsection 488(1)(f)] and commercial development in areas undergoing revitalization [subsection 488(1)(d)].

Justification: Moody Centre is the historic core of the City, with much of its early development related to the completion of the first transcontinental railroad in 1885. The City wishes to reflect this history in the future development of much of Moody Centre in order to preserve and enhance the neighbourhood's heritage character and to provide for continuity between the community's past and future. As shown on Map 12 (p. 179), DPA 2 includes the historic commercial and residential areas of the City between Albert Street/Barnet Hwy and James Road and south of Burrard Inlet to the Chines area. As shown on Map 3 (p. 170), DPA 2 also includes the Moody Centre Heritage Conservation Area (the core heritage area west of Kyle Street consisting of multi-family residential, historic commercial and adaptive commercial uses) and the Moody Centre Heritage Character Area (a larger area between Albert Street and Williams Street consisting largely of single residential homes with some commercial uses).

Also of importance, the City sees this area as one where significant economic growth is possible. In order to encourage this growth, the area needs the ability to attract new residents and businesses by striking a balance between preservation of its heritage character and natural environment, and the facilitation of new development that meets future demand for housing and commercial services.

Much of the commercial activity in Moody Centre has traditionally been comprised of highway commercial uses. The community has expressed a desire to create a more complete community within Moody Centre to serve the daily needs of residents in this area, reduce reliance on vehicle use and enhance its pedestrian environment. Given the diverse character of Moody Centre, the objectives of this Development Permit Area designation are:

- to retain the single-detached character of residential properties when associated with Adaptive Commercial uses
- to ensure that commercial development contributes to the economic revitalization of the area and the creation of a more complete community, as well as remaining sensitive to the residential component in mixed-use buildings
- to ensure that intensive residential development respects the character of surrounding low density residential uses through siting, design and exterior finishings
- to discourage single storey commercial development along St. Johns Street to reduce the commercial "strip" image of the street
- to create a distinctive, pedestrian-friendly residential, shopping, office and cultural district that serves the needs of local residents but also attracts visitors from around the region
- to integrate transit-oriented development principles as part of the redevelopment of Moody Centre, particularly in those areas within a 400 to 800 metre radius of transit stations
- to encourage a variety of building forms and architectural diversity while still providing for an overall cohesive neighbourhood.

Development Permit Area 3: Inlet Centre

Purpose of Designation Category: Pursuant to the *Local Government Act*, the purpose of this designation is to establish objectives for the form and character of intensive residential development [subsection 488(1)(e)], industrial development [subsection 488(1)(f)] and commercial development in areas undergoing revitalization [subsection 488(1)(d)].

Justification: This area of the City is a major focus of commercial, institutional, and higher density residential development. As shown on Map 12 (p. 179), DPA 3 is located near the head of Burrard Inlet at the City's eastern boundary and the area provides a critical linkage between the more established south shore and the newer north shore neighbourhoods. Major public services exist in this developing area including Eagle Ridge Hospital, the Recreation Complex, a fire hall, City Hall/Community Theatre and Library complex, and other community amenities in Inlet Centre.

DPA 3 has experienced considerable growth and development, with the completion of Newport Village, Klahanie and Suter Brook areas, and the expansion of the Recreation Complex. The area will continue to see development. The overall objective for DPA 3 is to create an environment of mixed land uses of high-quality design, which will contribute to the creation of a cohesive, identifiable, accessible town centre with a strong pedestrian orientation.

Because of the size and complexity of some of the developments anticipated within DPA 3, these developments must be consistent with both the general design criteria contained herein, and site specific design guidelines that may be proposed by the developer at the time of rezoning.

These objectives provide the basis for a set of design guidelines to be applied to all forms of intensive residential, commercial, and community/public uses within DPA 3. Intensive residential development forms include multi-residential forms (low, mid and high rise apartments).

Development Permit Area 4: Environmentally Sensitive Areas

Purpose of Designation Category: Pursuant to subsection 488(1)(a) of the *Local Government Act*, the purpose of this designation is to protect the natural environment, its ecosystems and biological diversity.

Justification: High and medium environmental sensitivity areas are designated as part of DPA 4. Also included in DPA 4 are high environmentally sensitive areas noted as Special Features (areas or sites recognized for their unique or environmental significance), as well as areas within 30 metre stream buffers. These areas were initially identified in the City's Environmentally Sensitive Area (ESA) Management Strategy (2003). Map 13 (p. 180) illustrates the location of areas of high and medium environmental sensitivity, as well as special features and 30 metre stream suffers that are included within DPA 4. These designated environmentally sensitive areas and/or sites include one or more of the following characteristics:

- landscape scale management opportunities including wildlife corridors and refuges;
- watersheds and catchments;
- important forest ecosystems;
- watercourses and riparian areas;
- lakes and freshwater wetlands;
- intertidal and subtidal marine areas;
- important rock bluffs; and
- critical habitat for species at risk.

Development Permit Area 5: Protection of Development from Hazardous Conditions

Purpose of Designation Category: Pursuant to subsection 488(1)(b) of the *Local Government Act*, the purpose of this designation is to protect development from hazardous conditions.

Justification: The section on “Hazardous Lands” in Chapter 5 of the Official Community Plan discusses certain areas of the City where development is subject to above-average risk from natural hazards including:

- susceptibility to soil liquefaction in the event of an earthquake;
- land slippage due to soil erosion on steepland sediments and sloping sites; and
- areas subject to flooding and debris flow during abnormal storm events.

Hazardous lands are considered to be areas of the City that may be subject to land slides, debris torrents, mud flows, earthquake liquefaction, erosion, or floods. Strict control of any development in these areas is necessary to protect development from hazardous conditions. In this respect, a Development Permit must be approved by Council prior to any development proceeding to verify site suitability and identify any necessary safeguards. Responsibility for the safety of any development and liability arising from that development continues to rest exclusively with the property owner and not the City.

The locations of the potentially hazardous lands in the City are shown on Map 14 (p. 181) and 16 (p. 183) of the Official Community Plan and Schedules 5 and 6 of the Development Permit Area Guidelines.

The areas identified as potentially hazardous lands are based on information derived from geotechnical and drainage studies conducted for areas within Port Moody, as well as surficial geology maps prepared by the Geological Survey of Canada. Specific studies and maps are referenced on Map 14 (p. 181).

The objectives for Development Permit Area 5 are:

- To reduce the possibility of property damage, personal injury and death that may be associated with new development in areas at risk from certain natural hazards.
- To ensure that development applications in such areas include identification of specific risks and analysis of those risks at the subject site, prepared by a qualified professional engineer or professional geoscientist with demonstrated expertise and experience in geotechnical study and geohazard assessments.
- To ensure that appropriate conditions are set for such development so as to reduce the degree of risk.

Development Permit Area 6: Small-Scale, Multi-Unit Housing

Purpose of Designation Category: Pursuant to Section 488(1)(e) of the *Local Government Act*, the purpose of this designation is to establish objectives for the form and character of Small-Scale, Multi-Unit Housing (SSMUH) as a form of intensive residential development.

Justification: SSMUH is a significant change to the permitted density, number of dwelling units and form of development in Port Moody's existing single-family and duplex neighbourhoods. As a type of intensive residential development, SSMUH projects require careful application and design to ensure that this in-fill form of housing respects the character of these existing neighbourhoods and adjacent properties while also creating attractive, livable, and functional ground-oriented dwellings for a range of households.

The objectives for the SSMUH Development Permit Area 6 (DPA 6) are:

- increase housing stock and housing unit diversity;
- create more ground-oriented dwelling units for young people, seniors and families;
- respect the scale and form of neighbouring properties;
- ensure that the established neighbourhood character serves as inspiration for new development;
- enhance and animate fronting and adjacent streets and lanes to encourage pedestrian orientation and “eyes on the street”;
- respect prominent trees and landscape features to support neighbourhood character, canopy coverage and screening;
- seek opportunities for both on-site tree retention and replanting;
- provide site and building design guidance for accessibility, privacy between dwellings and security considerations; and
- incorporate sustainable design that is site-sensitive, long-lasting and efficient.

The above objectives provide the basis for a set of design guidelines (refer to Appendix 2) for SSMUH development permit applications within DPA 6. Map 15 (p. 182) identifies the DPA 6 areas where SSMUH entitlements exist in the City.

Development Approval Information

Purpose of Designation Category: The *Local Government Act* authorizes municipalities to designate Development Approval Information Areas (DAIA) within their Official Community Plans to gather or obtain information on the anticipated impact of a proposal in the community. Development Approval Information may be collected for Zoning bylaw amendments, Temporary Use Permits and/or Development Permits Applications.

Pursuant to Section 485(1) of the *Local Government Act*, the entirety of the City of Port Moody is identified as a Development Approval Information Area, for the purpose of obtaining information about the anticipated impact of development on the City, including but not limited to, anticipated impacts to infrastructure and utility networks, transportation systems, parks and recreational spaces, community facilities and services, environmentally sensitive areas, ecosystems and habitats, etc.

Objectives: Development Approval Information can be requested by the City to ensure that:

- appropriate studies, reports, and technical information are provided by the applicant, to properly identify and document the potential impacts of proposed development, and to support the effective evaluation of the proposal by the City with relevant and reliable information; and
- proposed developments meets the intent of the Official Community Plan's objectives and policies and complies with other relevant City bylaw, plan or policy.